

ORDINANCE NO. 222-18

BY: **DEBORAH LIME, KRISTIN L. SABAN**
(By Request – Safety Director)

AN ORDINANCE TO ENACT SECTION 1703.31 “TRANSIENT/NON-TRANSIENT RENTER” IN CHAPTER 1703 “DEFINITIONS” AND SECTION 1705.13 “TRANSIENT/NON-TRANSIENT RENTAL REGULATIONS IN CHAPTER 1705 “ADMINISTRATION, ENFORCEMENT AND PENALTY” OF THE CODIFIED ORDINANCES OF THE CITY OF PARMA, AND DECLARING AN EMERGENCY

WHEREAS, In accordance with the Constitution of the State of Ohio and the pertinent provisions of the Ohio Revised Code, the City of Parma has enacted planning and zoning laws along with property maintenance laws that are intended to protect the health, welfare and safety of the citizens of the city; and

WHEREAS, There has been an increase in the operation of short term residential real estate rentals (“Transient Rentals”) in the Cleveland Metropolitan Area generated through various internet sites; and

WHEREAS, Such establishments are semi-commercial uses which may be specifically permitted to operate in residential areas; and

WHEREAS, Council intends to adopt legislation to enact reasonable regulations to protect the health, safety, welfare, peace and comfort of the citizens of the City of Parma as to Transient Rentals in the city.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PARMA, STATE OF OHIO THAT:

Section 1. That the Codified ordinances of Parma, Ohio, are supplemented by enacting new Sections 1703.31 and 1705.13 to read as follows:

SECTION 1703.31 TRANSIENT/NON-TRANSIENT RENTER

"Transient Renter" means a person who resides as a renter in a dwelling for a period of no more than thirty consecutive days.

"Non-Transient Renter" means a person who resides as a renter in the same dwelling for a period of more than thirty consecutive days.

For purposes of this definition the word “dwelling” shall be synonymous with the definitions of residential structure, dwelling structure, dwelling unit, multiple dwelling, rental property, double house or two-family dwelling as set forth in Chapter 1703.

SECTION 1705.13 TRANSIENT/NON-TRANSIENT RENTAL REGULATIONS

No owner or occupant of a dwelling shall permit the dwelling to be rented to, or occupied by a transient renter(s), except as set forth in this Section.

- (a) Renter Occupied Dwellings: No owner or occupant of a dwelling, that is required to be licensed as a rental property hereunder, shall permit a renter occupied rental property to be rented to, or occupied by a transient renter(s).

(b) Owner Occupied Dwellings: The owner of a dwelling, who occupies that dwelling, may have a transient renter(s), provided as follows:

- (1) The total number of calendar days, or parts of calendar days, that the owner of a dwelling may have a transient renter(s) occupy that owner's dwelling may not exceed fourteen (14) days in any calendar year;
- (2) The owner of the dwelling uses the dwelling as his/her primary residence when not rented to a transient renter(s);
- (3) The owner of an owner occupied dwelling, located in a single-family house district, may rent not more than one room to not more than one non-transient renter provided that the exterior character of the dwelling is not changed, no separate cooking facilities are maintained, off-street parking is provided as set forth in Chapter 1197 and there are no signs other than those permitted under Section 1519.14 all as provided for in Section 1153.03(h) of the Codified Ordinances of the City of Parma.
- (4) This Section is further subject to the regulations contained in Chapter 1153 titled "Zoning and Planning" and Section 1705.11 of the Parma Municipal Code requiring the registration and annual maintenance inspection of rental properties.

Section 2. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 3. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public health, safety and welfare of the City of Parma, and for further reason that these additions to the Parma Codified Ordinances are needed to further define transient and non-transient renters and regulations, and this Ordinance shall become immediately effective upon receiving the affirmative vote of two-thirds of all members elected to Council and approval of the Mayor, otherwise from and after the earliest period allowed by law.

PASSED: _____ PRESIDENT OF COUNCIL

ATTEST: _____ APPROVED: _____
CLERK OF COUNCIL

FILED WITH
THE MAYOR: _____ MAYOR, CITY OF PARMA, OHIO